

#26
10214

REF: INTERGOVERNMENTAL RELATIONS
Committee

NO: 268892

P E T I T I O N

FROM: INTERGOVERNMENTAL RELATIONS

Bonding Projects: Presentations by MN Shubert Performing Arts & Education Center &
MN Planetarium & Space Discovery Center.

Presented to City Council,

Friday, July 11, 2003

City Clerk

SCANNED

3A

1. *Name of the local government or political subdivision that is submitting the request*

City of Minneapolis

2. *Project title*

MN Shubert Performing Arts & Education Center

3. *Project priority number*

The City of Minneapolis will determine and prioritize their bonding list this fall; they were our fiscal agent in 2000 and 2002.

4. *Project location*

516-528 Hennepin Avenue, Minneapolis, MN 55402

5. *Total project cost*

\$34 million

6. *Request for state funds in 2004*

\$10 million

7. *Additional state funds to be requested for subsequent project costs/phases in 2006*

\$0

8. *Additional state funds to be requested for subsequent project costs/phases in 2008*

\$0

9. *Non-state funds available or to be contributed to the project*

Private Sources (Individual, Corporate & Foundation)	\$18,500,000
City Sources	4,200,000
Federal Sources	1,300,000
Total Non-State Funds Available	\$24,000,000

10. *Project description and rationale*

See attached document

11. *Identify who will own/operate the facility*

Artspace Projects will own and operate the facility.

12. Identify total project costs for the following:

Theater & Land Acquisition	\$6,200,000
Predesign	250,000
Schematic Design	375,000
Design Development	500,000
Preparation of Bid Documents	1,125,000
Construction Administration	500,000
Construction Costs	18,904,250
Furniture/Fixtures/Equipment	2,495,000
Project Administration & Fees	3,100,000
Facility Launch Fund	700,000
Relocation Costs	0
Total	\$34,149,250

13. Identify square footage:

Project Component	Existing	Rehab	New	Total sq. ft.
Hennepin Center for the Arts *	90,150	10,354	0	100,864
Shubert Theater	0	14,884	11,359	26,243
Atrium	0	0	25,284	25,284
Total Project	90,150	25,238	36,643	152,391

*note: State funds will only be used for the Shubert Theater rehab and new construction and Atrium new construction. State funds will not be used for the Hennepin Center for the Arts (HCA) rehab. The money needed for the HCA rehabilitation (\$1 million) will be provided through non-state funds.

14. What is the project schedule:

Begin Construction - 09/04

Construction ends - 02/06

15. Identify any new or additional state operating dollars that will be requested for this project

\$0

16. Attach resolution of support from the governing body of the applicant
see question #3

17. Project contact:

Stacey L. Mickelson
Director, Government Relations
Artspace Projects
250 N. 3rd Avenue, Suite 500
Minneapolis, MN 55401
612.333.9012 xt-106
stacey@artspaceprojects.org

Minnesota Shubert Performing Arts and Education Center

PROJECT DESCRIPTION AND RATIONALE

The City of Minneapolis and Artspace Projects, Inc., request \$10 million in state funding to help construct, furnish, and equip the Minnesota Shubert Performing Arts and Education Center. This project will create a regional arts and education center with statewide significance that will serve students and artists throughout Minnesota with high-quality performances, interactive long distance learning, artist exchanges, and other programs.

Project Description

The Minnesota Shubert Center will provide a performing home to more than 20 Minnesota arts groups. It will enable them to create their best work, increase their earned revenue, and provide a first-rate, easily accessible location for their audiences.

A key component of the Minnesota Shubert Center will be arts education. This arts complex will be a true center for arts education activity for all Minnesota residents. It will host a variety of arts education experiences for young people and adults, including classes, workshops, lecture/demonstrations, and family performances. It will also be a hub of statewide arts education activity through the use of distance learning technology and web casting. The Minnesota Shubert Center will truly be Minnesota's cultural center.

The Minnesota Shubert Center will consist of three linked buildings:

- the Shubert Theater, a beautiful, intimate 1,000-seat theater built in 1910; it is listed on the National Register of Historic Places.
- Hennepin Center for the Arts (HCA), a downtown Minneapolis landmark, built in 1888 as a Masonic temple, that now provides rehearsal and administration space to 17 arts organizations. It also houses a 250-seat theater (home of Illusion Theater). It, too, is on the National Register of Historic Places.
- a new three-story Atrium, designed by award-winning Minnesota architect Joan Soranno of HGA Architects, that will link the other two buildings and serve them both. It will contain a community gathering space, the box office, and a third-floor Event Center with a seating capacity of 300.

Project Rationale

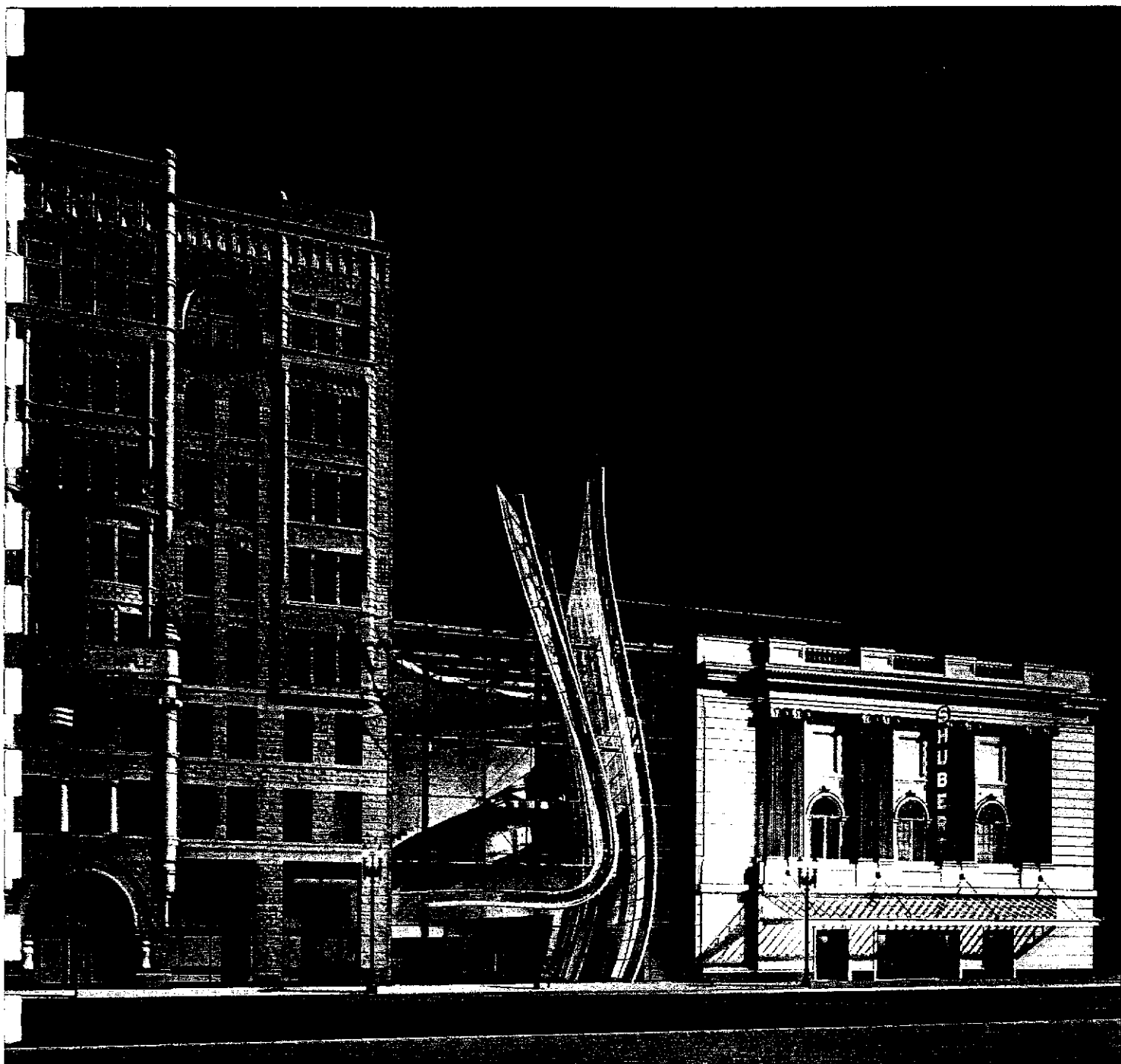
The Minnesota Shubert Center will be a performing home for more than 20 Minnesota arts organizations, including most of the Twin Cities' professional dance companies and many music groups. It will also be a major educational resource for hundreds of thousands of children and young adults.

This project addresses several opportunities and needs, including:

- the opportunity to provide a true artistic home for more than 20 performing arts groups including all of the area's major dance companies and many music ensembles — as well as the Minneapolis home of the world-famous Saint Paul Chamber Orchestra. These groups now perform in a variety of spaces, most of them inadequate. The Minnesota Shubert Center will allow them to grow artistically and financially by giving them what they need: a first-rate venue in a great location.
- the opportunity to serve students of all ages by means of: 1) interactive video-conference technology that will put artists and teachers at the Minnesota Shubert Center in direct contact with students in schools throughout the state; 2) school class trips to the Minnesota Shubert Center for educational programs; 3) partnerships with area schools to bring artists into classrooms to work with students and teachers; and 4) professional development programs for teachers and adult education programs.
- the opportunity to strengthen downtown Minneapolis. The Minnesota Shubert Center is part of the Hennepin Avenue Theater District, and it serves as a needed anchor at the Fifth Street end of the district. It also serves as a needed "bridge" between the retail area on the south side of Hennepin Avenue and the entertainment-oriented Warehouse District to the north. According to the U.S. Dept. of Commerce Region Input Multiplier System II (RIMS II) Input/Output tables using a 2.67 multiplier for this service industry, we expect an indirect economic impact of \$10 million to area tax-paying businesses in the first year alone.

We anticipate that more than 200,000 people will attend performances and other events at the Minnesota Shubert Center in its first year of operation. The Center will be shared by many nonprofit organizations, not just one or a few, and it will have many more performances each year than nearby commercial theaters that rely on touring shows and are frequently dark. The facility will be affordable to small to midsize Minnesota arts organizations, which have the greatest need for the visibility that a "destination" facility in downtown Minneapolis will provide. Arts groups from Greater Minnesota will have access to the Center as well.

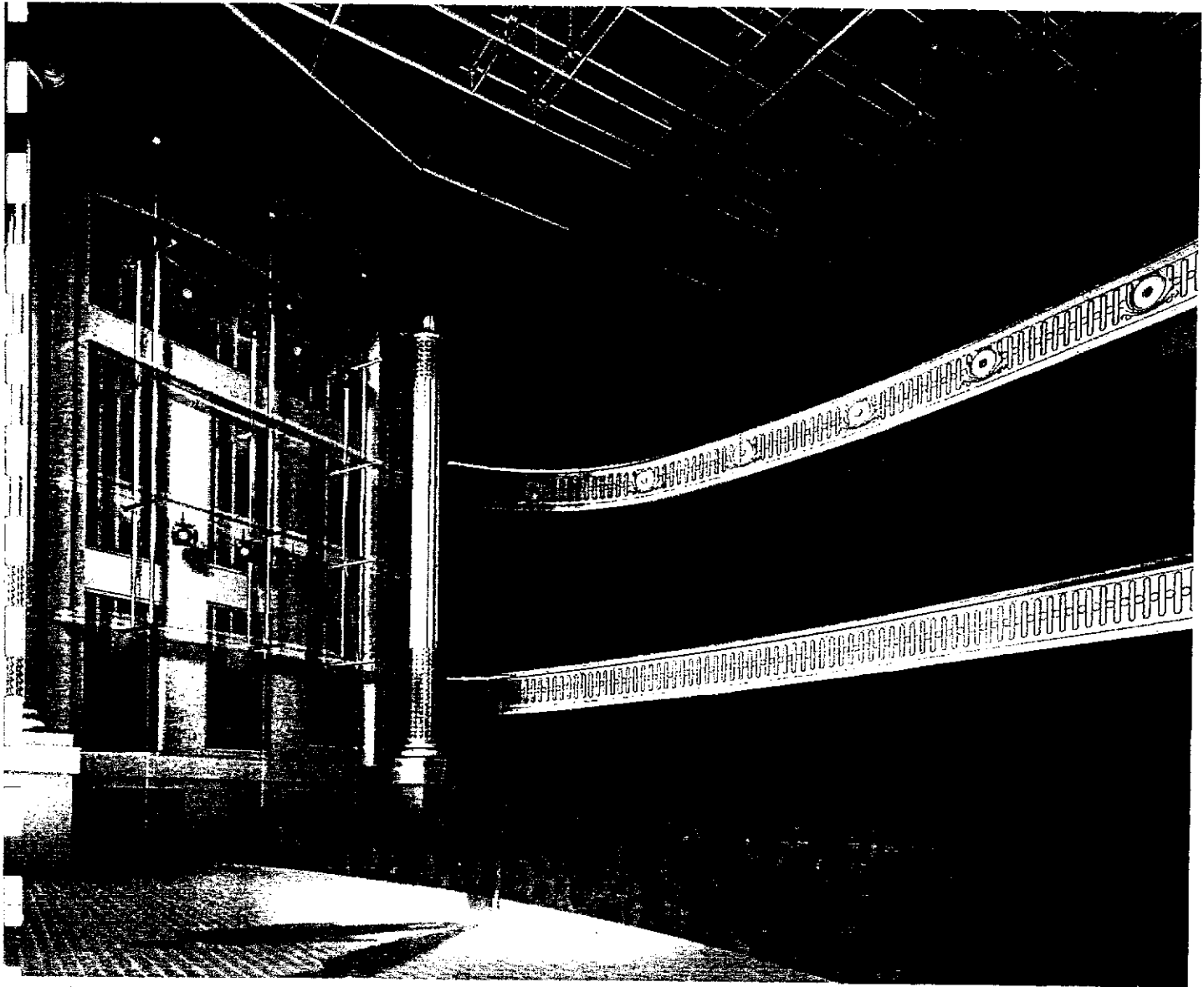
The Center will be a major force for arts education both in the community and in the state. Three of the dance troupes that now have studios in HCA have large education/outreach programs that extend statewide. Both Illusion Theater and the Greater Twin Cities Youth Symphonies have award-winning programs. These and other groups will have more space for on-site educational activities, and the Center's long-distance learning technology will enable them to reach out as never before to students throughout Minnesota — and, indeed, to students of other states and nations.



G
A.

Minnesota Shubert
PERFORMING ARTS AND EDUCATION CENTER


Artspace



Minnesota Shubert
PERFORMING ARTS AND EDUCATION CENTER



**The Minnesota Shubert Center for Performing Arts & Education
A Case Statement**

- I. Artspace Board of Directors Resolution of Support**
- II. Minneapolis Capital Bonding Requests Criteria**
- III. Letters of Support**
 - 1. Congressman Martin O. Sabo
 - 2. Congressman Collin C. Peterson
 - 3. Downtown Minneapolis Neighborhood Association
 - 4. Hennepin Avenue Advisory Board
 - 5. Saint Paul Chamber Orchestra
 - 6. College of Saint Benedict
 - 7. Fergus Falls Economic Improvement Commission
 - 8. Illusion Theater
 - 9. Ballet of the Dolls
 - 10. Ballet Arts of Minnesota
 - 11. Zenon Dance Company
 - 12. Vocal Essence
 - 13. Minnesota Ballet
 - 14. James Sewell Ballet
 - 15. A Center for the Arts
- IV. Floor Plans of the Minnesota Shubert Center**

Whereas, Artspace Projects has a 25 year presence in, and history of working with the City of Minneapolis;

Whereas, the City of Minneapolis affirmed its support for the Minnesota Shubert with an investment of \$4.7 million and has established a precedence for historic preservation with its investments in the renovations and ownership of the Pantages, Orpheum and State Theaters;

Whereas, the Minnesota Shubert Center fulfills the Artspace mission of providing affordable space for artists;

Whereas, the Minnesota Shubert Center fulfills the state and city requirements for bonding, and the City of Minneapolis with State of Minnesota have long recognized the value of the arts and their contributions to the quality of life here;

Whereas, the viability and sustainability of the Minnesota Shubert Center has been extensively researched – from its move to providing a much needed home for music and dance in Minneapolis;

Whereas, the Minnesota Shubert Center will serve as the Minneapolis home for the Saint Paul Chamber Orchestra and continue to be home to more than 20 arts organizations currently residing in the Hennepin Center for the Arts;

Whereas, the Minnesota Shubert Center is committed to a statewide presence providing arts education opportunities to residents in the Twin Cities, the greater metro area and communities throughout Minnesota;

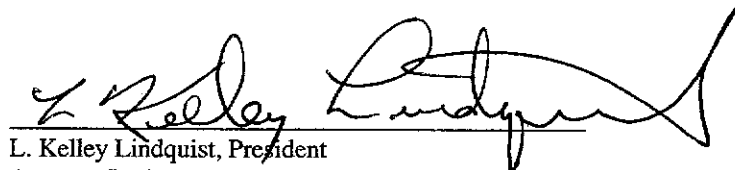
Whereas, the Minnesota Shubert Theater is the oldest theater in Downtown Minneapolis, built in 1910 and is considered, along with the Hennepin Center for the Arts, a national treasure by being placed on the National Register of Historic Places;

Whereas, the Minnesota Shubert Center will be an anchor on the North end of the Hennepin Avenue Theater District serving as a destination point and will complement the LRT terminal stop on 5th Street and Hennepin Avenue, providing the pivotal point between the retail/financial district to the south and the arts/entertainment district to the north;

Now, therefore be it resolved, we, the Artspace Board of Directors, do urge the Minneapolis City Council to include the Minnesota Shubert Center on its bonding list to the Minnesota Department of Finance and the Minnesota State Legislature as its highest priority, and to act as its fiscal agent.



Lou DeMars, Chair
Artspace Projects



L. Kelley Lindquist, President
Artspace Projects

The Artspace Board of Directors

Jim Adams, Sr. VP, St. Paul Companies
Reza Aghamirzadeh, Washington Mutual
Paul Brawner, Sr. VP, TCF Financial Corporation
Lucy Brown Minn, CEO, Lupe Development
Jack Currie, Arts Patron, Houston, TX
Diane Dalto, Project Director – Calder Museum
Ian Friendly, President, Big G Cereals, General Mills
Roy Gabay, Theater Producer, New York
Barbara Goldstein, Mgr. Public and Community Arts Programs,
Seattle Arts Commission
Matthew Damon, Helleland Lewis Nilan Spikins & Johnson
Cree Zischke Hanna, VP, Human Resources, Patterson Dental
Bonnie Heller, artist, Traffic Zone Center for Visual Arts
Robert Jensen, Principal Partner, Jensen & Wilcox
Peter Lefferts, Chair, NHSA Community Development Financial
Institution

Randy Loomis, Regional Director, Marshall Fields
Peggy Lucas, Partner, Brighton Development
Sarah Lutman, VP, Content, Minnesota Public Radio
Rich Martin, Partner, Leonard Street & Deinard
Herman Milligan Jr. Ph.D., Asst. VP, Wells Fargo Bank
Nicholas Nash, Ph.D. Owner, Nash Company
Roger Opp, VP, CoBank
Ken Potts, AIA, Site Development Manager, Target Corporation
Katherine Rice Hayes, HRK Group
Charlene Roise, Partner, Hess Roise & Associates
Gloria Sewell, Sewell Family Foundation
Julia Shmidov-Latz, Attorney
John Skogmo, VP, Wells Fargo Bank
Kristin Tillotson, Columnist, Star Tribune
Rebecca Yanisch, VP, Chandler Group

DRAFT

Minneapolis Capital Bonding Requests Criteria

The Minnesota Shubert Performing Arts & Education Center fulfills these City goals:

The Shubert Theater is the oldest surviving theater in Minneapolis (ca. 1910) and is designated as a national treasure with its placement on the National Register of Historic Places. The City of Minneapolis also determined the theater's worth, providing \$4.7 million to save it, by moving it off of Block E, to its current site in 1999. The placement of the theater next to the Hennepin Center for the Arts (HCA) will create and ensure a long future for both the theater and its many users.

The Minnesota Shubert Center will serve as a destination spot and will also be a pivotal point between the retail/financial district to the south and the arts/entertainment district to the north. Our project will answer the need for so many; the Minnesota Shubert Center will be home to more than 20 local arts groups, the majority of which are dance, as well as the Minneapolis home for the Saint Paul Chamber Orchestra. In times of dwindling state resources dedicated to the arts and decreased philanthropy from corporations, foundations and individuals, the need for affordable space is imperative.

This increased activity will have a positive impact on the city and state. According to the U.S. Department of Commerce Regional Input Multiplier System 2 (RIMS II) input/output tables using a 2.67 multiplier for this service industry, we anticipate the indirect economic impact to be \$10 million to area tax paying businesses in the first year alone.

The City of Minneapolis has had a long working history with Artspace Projects, which it created in 1979 to act as an advocacy group on behalf of artist placement. In 1986 Artspace Projects altered that mission to encompass the development and ownership of such facilities; our role as developer of the Shubert Center brings our mission full-circle, as an affordable space for artists to conduct business.

With the completion of the Minnesota Shubert Center, we will create a vibrant block between Block E and the library, two very significant improvements to the city's downtown core. As more pedestrian traffic comes to downtown because of the LRT terminal stop on 5th and Hennepin Avenue, a safer and more esthetically pleasing block will greet them. They will see a theater that is no longer dark, a spectacular new atrium space joining it to the historic Hennepin Center for the Arts (HCA) and numerous streetscape improvements such as lighting, benches, new sidewalks and greenery.

The Minnesota Shubert Center will be a performance home to all of Minnesota's performing artists.

DRAFT

The use of the center will be shared by many non-profit orgs, not just one, and it will have many more performances each year than nearby commercial theaters that rely on touring shows and are frequently dark.

Currently over 100,000 youth and adults come to the Hennepin Center for the Arts (HCA) for rehearsals, performances and education programs. When the Minnesota Shubert Center is fully realized, we will more than double that number through a variety of programs and concerts at the center, as well as reaching across the state, by means of 1) interactive video-conference technology that will put artists and teachers at the Minnesota Shubert Center in direct contact with students in schools throughout the state; 2) school class trips to the Minnesota Shubert Center for educational programs on site; 3) partnerships with area schools to bring artists into classrooms to work with students and teachers; 4) professional development programs for teachers and adult education programs.

The Minnesota Shubert Center is a model private/public partnership.

Individuals, foundations and corporations have supported the project on the private funding side and the federal government is now vested in the project. Our capital campaign has as its goal, \$34 million, of which \$12 million has been raised. We have built this number to encompass a 2 to 1 private/public financial model. We have built an operating plan covering the first five years of operation, which requires no more ongoing city financial support.

Fiscal Agency:

Artspace as developer and eventual owner of the Minnesota Shubert Center fully understands the relationship that will be created with the City of Minneapolis under the state bonding guidelines as set forth by the Minnesota State Legislature, the Minnesota Constitution and the State Department of Finance.

MARTIN OLAV SABO

5th District, Minnesota

2336 Rayburn House Office Building
Washington, D.C. 20515
(202) 225-4755

Commerce at the Crossings #286
250 Second Avenue South
Minneapolis, Minnesota 55401
(612) 664-8000

<http://www.house.gov/sabo/>



Congress of the United States
House of Representatives
Washington, D.C. 20515

COMMITTEE ON APPROPRIATIONS

Subcommittees:

Homeland Security (Ranking Member)

Defense

Commerce, Justice, State, and
Judiciary

August 12, 2003

Honorable R.T. Rybak
Honorable Paul Ostrow
Members of the City Council
City Hall, Suite #307
350 - 5th Street, South
Minneapolis, MN 55415-1383

Dear Mayor Rybak, President Ostrow, and City Council Members:

I write today to express my strong support for Artspace Projects and the Minnesota Shubert Performing Arts and Education Center.

As you know, the Minnesota Shubert Center will anchor the Fifth Street end of the Hennepin Avenue Theater District, a five-block area that is transforming Hennepin Avenue into a bustling arts and entertainment area. The Center's location in the heart of downtown Minneapolis, its proximity to the terminus of the new Fifth Street light rail line, and its exciting future as home to more than 20 performing arts groups will make it an extremely valuable asset not only to the downtown area, but to the entire community. I am especially pleased that the Saint Paul Chamber Orchestra has chosen the Minnesota Shubert Center as its Minneapolis home. The prospect of having an internationally renowned ensemble of this caliber performing in our downtown area is also quite exciting.

Last year in Congress, I was able to secure an appropriation from the U.S. Department of Education under the Fund for the Improvement of Education (FIE) program. This money is already at work helping Artspace build a new, technologically sophisticated education program at Hennepin Center for the Arts, one of three buildings that will be part of the Minnesota Shubert Center. This education program will expand on the good work already being done by groups such as Illusion Theatre, James Sewell Ballet, and Zenon Dance Company, enabling them to reach out to students throughout Minnesota.

I remain committed to the Minnesota Shubert Center, and I hope you, too, will give it your full support at the Legislature.

Sincerely,

Martin Olav Sabo
Member of Congress

MOS:rj

COLLIN C. PETERSON
7TH DISTRICT, MINNESOTA

COMMITTEE ON AGRICULTURE

PERMANENT SELECT
COMMITTEE ON INTELLIGENCE

CONGRESS OF THE UNITED STATES
HOUSE OF REPRESENTATIVES

September 8, 2003

WASHINGTON, DC 20515

2159 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
TELEPHONE: (202) 225-2165
FAX: (202) 225-1593
INTERNET: collinpeterson.house.gov

Mayor R. Rybak
City Council President Paul Ostrow
The Minneapolis City Council
Room 307, City Hall
350 Fifth Street South
Minneapolis, MN 55415-1383

Dear Mayor Rybak, President Ostrow, and City Council Members:

I am writing today to urge you to make a place for the Minnesota Shubert Performing Arts and Education Center in your 2004 bonding strategy at the Legislature.

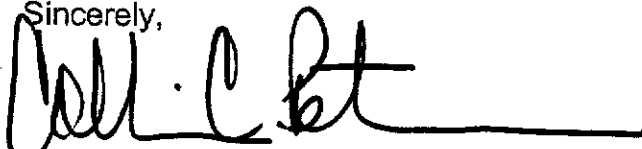
I am familiar with Artspace Projects, the organization working to create the Minnesota Shubert Center, though its work in Fergus Falls, where it is renovating the historic Hotel Kaddatz as an artist live/work project. Artspace is also working with a Center for the Arts in Fergus Falls, a civic arts group, to strengthen the latter's arts education program by linking it to an interactive arts education initiative now being developed at the Minnesota Shubert Center.

As you may know, Congressman Sabo recently secured a \$200,000 appropriation to Artspace through the US Dept. of Education's Funds for the Improvement of Education program. Artspace is using the appropriation to develop an interactive long distance learning program that will help the Minnesota Shubert Center share its performing arts and education resources with communities all across Minnesota.

A synergy between rural and urban performing arts and arts education is of great importance, given the limited resources available to both. The Minnesota Shubert Center will make the synergy a reality.

Again, I urge your continued support of Artspace and the Minnesota Shubert Performing Arts and Education Center. This project can only enhance Minnesota's arts and education environment.

Sincerely,



Collin C. Peterson
Member of Congress

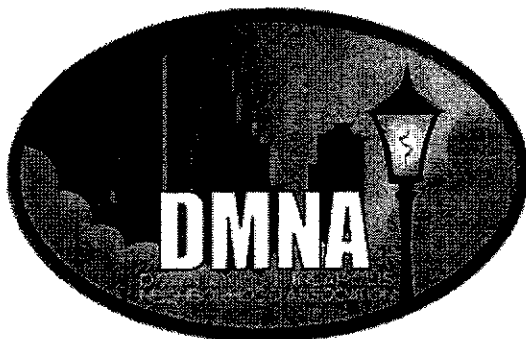
DISTRICT OFFICES

1420 EAST COLLEGE DRIVE
SW/WC
MARSHALL, MN 56258
(507) 537-2299
FAX: (507) 537-2298

714 LAKE AVENUE
SUITE 107
DETROIT LAKES, MN 56501
(218) 847-5056
FAX: (218) 847-5109

CENTRE POINT MALL
320 4TH STREET SW
WILLMAR, MN 56201
(320) 235-1061
FAX: (320) 235-2651

MN WHEAT GROWERS BUILDING
2603 WHEAT DRIVE
RED LAKE FALLS, MN 56750
(218) 253-4356
FAX: (218) 253-4373



Downtown Minneapolis Neighborhood Association
800 LaSalle Avenue
Suite 181
Minneapolis, MN 55402

September 10, 2003

Mayor R. T. Rybak
Minneapolis City Council Members
350 South 5th Street
Minneapolis, MN 55415

Dear Mayor Rybak and City Council Members:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association (DMNA) Board to encourage your support for ranking the Minnesota Shubert Performing Arts and Education Center as a high priority on the city's bonding list to the State of Minnesota.

One of the highest priorities of DMNA is creating a safer, more livable Downtown. A critical component of that effort is continuing to generate the throngs of visitors so critical to making an area vibrant and safe. The Shubert Performing Arts and Education Center is an essential ingredient in attracting these visitors to the Hennepin Theatre District.

The Minnesota Shubert Center will also provide a logical and important anchor at the Fifth Street end of the Theatre District. Upon completion, the Center will serve as a needed "bridge" between the retail area on the south side of Hennepin Avenue and the entertainment-oriented Warehouse District to the north.

We recognize that a critical component of this project is securing \$10 million from the State of Minnesota. DMNA encourages the City of Minneapolis to do everything possible to ensure that the Minnesota Shubert Performing Arts and Education Center is a reality.

Sincerely,



Thomas L. Hoch, Chairperson



September 10, 2003

Mayor R. T. Rybak
Minneapolis City Council Members
350 South 5th Street, Room 307
Minneapolis, MN 55415

Dear Mayor Rybak and City Council Members:

I am writing at the urging of the Hennepin Avenue Advisory Board to express its interest in and to encourage your support for ranking the Minnesota Shubert Performing Arts and Education Center as a high priority on the City's bonding list to the State of Minnesota.

A critical component of making Hennepin Avenue a thriving and safe area in Minneapolis is the completion of this important project. It will anchor the northern end of Hennepin Avenue and provide a significant first impression as passengers on LRT enter the Hennepin Theatre District. It will also provide significant economic impact to downtown Minneapolis because of the over 100,000 people who will attend performances at this facility each year.

The Minnesota Shubert Performing Arts and Education Center will be home to more than 20 Minnesota dance and music organizations that currently lack adequate performance space in Minneapolis. This facility will allow them to create their best work, increase earned revenue, and provide a consistent, comfortable, visible and easily accessible location for their audiences.

We recognize that a critical component of this project is securing \$10 million from the State of Minnesota. The Hennepin Avenue Advisory Board encourages the City of Minneapolis to do everything possible to ensure that the Minnesota Shubert Performing Arts and Education Center becomes a reality.

Sincerely,


Thomas L. Hoch, Chairperson
Hennepin Avenue Advisory Board



Andreas Delfs, Music Director
The Hamm Building
408 St. Peter Street, Suite 500
St. Paul, MN 55102-1497
651/292-3248 • Fax: 651/292-3281
Ticket Hotline: 651/291-1144 • www.TheSPCO.org

September 3, 2003

Mayor R.T. Rybak and the Minneapolis City Council
City Hall
350 South 5th Street, Room 307
Minneapolis, MN 55415

Dear Mayor Rybak and Members of the Minneapolis City Council,

On behalf of The Saint Paul Chamber Orchestra, I am writing to urge you to give the Minnesota Shubert Performing Arts and Education Center top priority on the capital bonding list to the State of Minnesota.

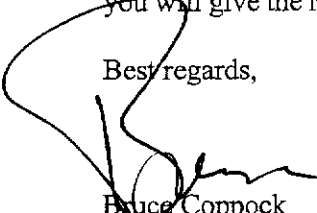
After an extensive search for an appropriate venue in downtown Minneapolis, The Saint Paul Chamber Orchestra has identified the future Minnesota Shubert Center as the ideal long-term venue. With its intimate 1,000-seat capacity, promise of superior acoustics, and destination location in downtown Minneapolis, the Minnesota Shubert Center will be the single most suitable performance venue for The Saint Paul Chamber Orchestra.

In the 2000-01 season, we discontinued our Sunday matinee concert series at Minneapolis Orchestra Hall. While acoustically superb, Orchestra Hall's 2,400-seat capacity didn't meet The Saint Paul Chamber Orchestra's imperative of intimacy. We are committed to returning to downtown Minneapolis to perform at a venue that plays to our strengths, such as the Minnesota Shubert Center.

The Minnesota Shubert Center's core mission of providing a superior home for arts organizations is of critical importance. We hope The Saint Paul Chamber Orchestra will be a catalyst for completion of this important project. The location is ideal, its mission answers an essential need in the community, the acoustics promise to be extraordinary, and the architectural design will make it an important destination for exceptional dance and music performance.

The completion of the Minnesota Shubert Center will allow us to establish permanent presence in downtown Minneapolis, making our concerts accessible to all Minneapolis residents. I hope that you will give the Minnesota Shubert Center top bonding priority it deserves.

Best regards,



Bruce Coppock
President and Managing Director
The Saint Paul Chamber Orchestra

College of Saint Benedict

Saint John's University

Fine Arts Programming

CSB: Benedicta Arts Center • 37 S. College Ave., St. Joseph, MN 56374-2099 • Phone: (320) 363-5777 • FAX: (320) 363-6097
SJU: P.O. Box 2000, Collegeville, MN 56321-2000 • Phone: (320) 363-2556 • FAX: (320) 363-2503

September 5, 2003

Mayor R. T. Rybak
Members of the Minneapolis City Council
City Hall
350 South 5th Street, Room 307
Minneapolis, MN 55415

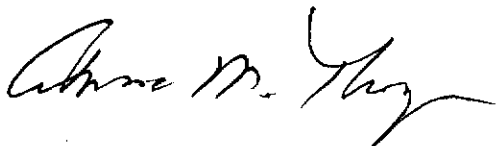
Dear Mayor Rybak:

As Executive Director of Fine Arts Programming for the College of Saint Benedict and Saint John's University (CSB/SJU), I am writing in support of the Minnesota Shubert Center. As a national presenter I work with many of the artists housed in the Hennepin Center for the Arts. As an arts educator, I am excited about the partnership we have developed with the Minnesota Shubert Arts and Education Center to facilitate exchanges between artists, young people and adults throughout Minnesota. We are currently working with the Minnesota Shubert Center to create programs between visiting artists on our campuses, and the Minnesota Shubert Center's partner artists utilizing distance learning, web casting and video teleconferences.

The Minnesota Shubert Center is an excellent complement to the Hennepin Theater District. It provides an affordable space for artists to rehearse, administer their operations and perform. In addition, the Center will serve as a place for kids and adults to learn in and through the Arts.

I look forward to CSB/SJU's continuing relationship with the Minnesota Shubert and Performing Arts and Education Center as we forge a statewide relationship and create programming for both the Twin Cities and Greater Minnesota.

Sincerely,



Anna M. Thompson, Executive Director
CSB/SJU Fine Arts Programming
320-363-5030 office direct
amthompson@csbsju.edu



112 West Washington Ave.

Fergus Falls, MN 56537

Phone: 218-739-0128

Fax: 218-739-0149

E-mail: lee.danielson@ci.fergus-falls.mn.us

Website: www.ci.fergus-falls.mn.us

August 14, 2003

Minneapolis City Council:

The community of Fergus Falls is alive and well, due in large part to the active involvement of the Arts community. The past 10 years has seen a complete renovation of the old downtown theatre now know as A Center for the Arts. The staff and strong contingent of volunteers have developed a strong, vibrant schedule of events for all ages. For a rural Western Minnesota community to often sell out weekly attractions is quite a feat.

For instance, starting today and running through August 31st we will be hosting "Songs From the Tall Grass", a production which began in 2001 at Ford's Theatre in Washington, DC. This will be the first performance outside of Washington, DC. This again speaks highly of our support to stage such events. This support that I speak of comes in many forms including current staff, volunteers, financial support by individuals and corporate businesses, and great attendance at the events which draws many from at least a 60 mile radius of Fergus Falls.

Now with the renovation of the Kaddatz Hotel, the Arts presence will be further enhanced as local artists will have the ability to not only showcase their work but live in apartments above the studio(s). The City and A Center for the Arts staff have worked long and hard in conjunction with Artspace to make the Kaddatz project a reality. I am pleased to say that the renovation process is well under way with completion scheduled for Summer, 2004.

The Arts are a vital part of our community. The economic benefit is significant – from providing jobs, to drawing people from outside of Fergus Falls who spent a few dollars on a meal, shopping or a hotel when they come to an event, to allowing many locals to showcase their talents and develop personally, to help in successfully recruiting business and employees, to providing our community with cultural diversity given the range of attractions that are hosted.

Please use these comments as a show of support for the importance of what the Arts does for and in our communities.

Sincerely;

Lee A. Danielson

Executive Director

Fergus Falls Area Economic Improvement Commission

ILLUSION



September 11, 2003

Mayor R. T. Rybak
Minneapolis City Council
City Hall
350 South 5th Street, Room 307
Minneapolis, MN 55415

Dear Mayor Rybak and Members of City Council:

We write to encourage you to place the Minnesota Shubert Center on your Bonding Priority list and to give it a very high rank on that list.

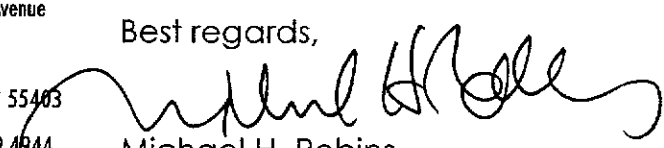
The Shubert Center for Performing Arts is an important part of the Hennepin Avenue Theater District, and an important part of Downtown Minneapolis. The Illusion Theater is located on the 8th floor of the Hennepin Center for the Arts, which will be joined to the Shubert Theater in the renovation process. The combination of the two buildings will create a much needed and celebrated addition to downtown Minneapolis as well as the entire state.

The center will provide a venue for Dance, Theater, Music and many other art forms, all in a centrally located space. This will be a home for many of the Companies who rent/lease other spaces in the area for performances, as well as give others, like the Illusion Theater, a place to grow their own productions.

Given the cuts to the State Arts Board and to arts organizations across the state, this bonding is very important to the project. If you would wish to discuss this further, please do not hesitate to contact us.

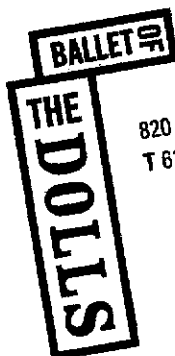
528 Hennepin Avenue
Suite 704
Minneapolis, MN 55403
Phone: 612.339.4944
Fax: 612.337.8042
www.illusiontheater.org

Best regards,


Michael H. Robins
Executive Producing Director
Mrobins@illusiontheater.org


Bonnie Morris
Producing Director
bmorris@illusiontheater.org

Michael Robins
Bonnie Morris
Producing Directors



820 18th Avenue NE, Minneapolis, MN 55418
T 612.623.7660 F 612.623.4523

Paul Ostrow
Minneapolis City Council President
City Hall
350 S 5th St Room 307
Minneapolis, MN 55415

Dear Paul,

I am writing to you today to add our voice in support of the Shubert Theater project. The Shubert Theater will provide an important resource in the Twin Cities performing arts and education community, and will further have a significant reach throughout the state.

The Twin Cities needs a mix of performance venues to service local and regional performing groups. The dance community in particular needs a cost effective and well-equipped facility of the size that the Shubert Theater will provide in order to establish a healthy ecology as small to mid-size groups develop works that require larger and better equipped theaters to present their work. The potential for providing badly needed marketing and box office support, in the context of thoughtful season programming can bring the amazing variety of work that exists in our community to wider audiences, and can provide a crucial component to establishing a self sustaining creative environment, precisely at a time when resources for the performing arts community are disappearing before our eyes, challenging the future of many groups that have been playing vital roles in our communities.

The Shubert Theater education program initiatives effectively address the current era's technological advances and financial concerns, making it possible for people in all walks of life to experience the valuable art that exists in Minnesota – making it possible for people in the metropolitan areas to share work with outstate communities, and facilitating those in outstate communities to bring their work into the cities.

We at Ballet of the Dolls look forward to working with Artspace Projects, Inc. as the project evolves, and view both the Shubert Theater and Ritz Theater projects as crucial to creating the kind of support structures that are needed to support the variety of groups that are needed to have a long term sustainable theater, dance and music community. Thank you for supporting the Shubert Theater project to date, and for considering the importance of completing the project in your planning for the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Harris".

Craig Harris

Executive Director, Ballet of the Dolls





Minneapolis City Council
307 City Hall
350 South 5th St.
Mpls. MN 55415

To Whom it May Concern,

I am writing to encourage you to put the Minnesota Shubert Center as a high priority in the City of Minneapolis' capital bonding list to the State of Minnesota. Ballet Arts Minnesota has been at the Hennepin Center for the Arts and part of the twin cities dance community for over 15 years with dance education as being our primary focus.

We have performed at Northrop Auditorium, the State Theatre, the Southern Theater, Concordia University, plus other venues, but it would be wonderful to have a theatre in down town Mpls. that is designed for dance/music, has interactive capabilities for sharing dance nationally, and is a center for the arts.

The Minnesota Dance Scene is already rich and wonderful but we feel that the Minnesota Shubert Center could nurture, expand, and help give more exposure to dance in Minnesota.

Warm Regards,

A handwritten signature in black ink, reading "Marcia Chapman". The signature is fluid and cursive, with the first name "Marcia" being more prominent than the last name "Chapman".

Marcia Chapman
Executive Director Ballet Arts Minnesota

ZENON DANCE COMPANY AND SCHOOL, INC.

528 HENNEPIN AVE, #400
MINNEAPOLIS, MN 55403
P 612 338 1101
F 612 338 2479
WWW.ZENONDANCE.ORG



August 29, 2003

Minneapolis City Council
City Hall
350 South Fifth Street
Minneapolis, MN 55415

To Whom It May Concern:

I am writing this letter to support in the strongest possible terms Artspace Projects' proposal for the Shubert Theatre/Hennepin Center for the Arts, (HCA) in downtown Minneapolis. Moving and connecting the Shubert Theatre to the HCA is a brilliant idea and uses existing spaces in a creative and sophisticated manner. One building will nurture and energize the other to create a vital "Artistic Block" in downtown Minneapolis. The renovation of the Shubert Theatre would complete the Hennepin Theatre District and greatly augment downtown Minneapolis' cultural profile and environment.

An affordable, professional proscenium theatre in downtown Minneapolis is greatly and sorely needed by the professional dance companies in the Twin Cities. A centralized dance venue would allow dance companies to increase recognition and enthusiasm for dance in the Twin Cities and to ensure their survival. The Artistic Block would also bring many more people to downtown Minneapolis to experience the diverse culture that exists in our community.

Zenon is especially excited about the statewide impact of the Shubert Theatre. Zenon leads the dance community in outreach education and has traveled extensively across Minnesota – Grand Marais, Clearbrook/Gonvic, Crookston, Grand Rapids, Montevideo, Marshall, Mankato, Duluth, Elk River, and Fairbault – bringing dance as an art form into Minnesota schools, community centers, and theatres. We plan to be very active in the Shubert's important statewide education activities. This theatre will serve adults and children alike from the Twin Cities and greater Minnesota.

Currently theatrical performance and music are more developed in the Twin Cities than dance, due to many high visibility venues (i.e. The Guthrie, Theatre de la Jeune Leune, the Jungle Theater, etc.) and national touring productions. Professional dance has never had its own identifiable performance space. We have struggled to produce ourselves in studio spaces such as 6A in the HCA and the Southern Theatre with very limited seating capacities, (115 to 200 seats). Professional dance needs a theatre with 500 to 1,000 seats to stabilize its art form and to promote growth of its audience.

Zenon is celebrating its 21st Anniversary Year as the premiere professional modern and jazz dance company of the Upper Midwest and is looking forward to many more decades of strong artistic work being presented at the Shubert/HCA venue. This project is exciting and we will do anything we can to assure its success.

Sincerely,

Linda Z. Andrews
Artistic Director and Founder
Zenon Dance Company and School, Inc.



August 27, 2003

Minneapolis City Council
City Hall
350 South 5th Street
Minneapolis, MN 55415

Dear City Council Members:

I am writing this letter to encourage you to strongly consider the request submitted on behalf of the Minnesota Shubert Center in the 2004 State Bonding Cycle.

The Shubert Center will provide a final and important capstone to the vision of Hennepin Avenue as a downtown 'destination' that the Council has been working towards for many years. As a home for numerous performing arts organizations of all disciplines, the Shubert Center will add variety to the already bustling concert and Broadway calendar of downtown Minneapolis, drawing patrons from outlying suburbs for a night on the town, as well as ticket buyers from greater Minnesota who could see several shows in one weekend.

As you know, with the dramatic cuts in State Arts Board funding, it is even more imperative to have an affordable showcase space for dance and music events. And the Shubert Center will be a family-friendly experience, with extensive education programs and events for all ages.

Again, I urge you to look at this proposal with an eye to the long-term cultural health of downtown Minneapolis and make it a top bonding priority.

Sincerely,

Philip Brunelle
Artistic Director
PB: cod

Minnesota

B A L L E T

Allen Fields – Artistic Executive Director

Robert Gardner – Associate Artistic Director



Minneapolis City Council
City Hall
350 South 5th Street
Minneapolis, MN 55415

August 26, 2003

Dear Minneapolis City Council:

It is with great joy that I support the Shubert Theater Capital Project, to create a theater on the Hennepin Avenue strip that will serve as a magnet for music and dance. Creating a common ground theater for all.

It is long over due that we have in our community the appropriate venue to create great artistic endeavors and a location beneficial to the greater public at large both from a retail and tax-generating standpoint.

Minnesota Ballet is a National touring company based in Duluth can't wait to perform in the Twin Cities area.

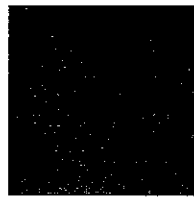
It is with great hope that the Minneapolis City Council chooses to support this endeavor for the benefit of all Minnesota citizens.

Respectfully,

Allen Fields

Allen Fields

Artistic Executive Director



August 18, 2003

Minneapolis City Council
City Hall
Minneapolis, Minnesota 55415

Dear Friends and Neighbors:

As you deliberate on the agenda of the City of Minneapolis before the governor and state legislature next year, I urge you to number first among your priorities support for bonding authority for the Minnesota Shubert Performing Arts and Education Center.

At its end, this project will complete the renovation of the Hennepin Center for the Arts – home to 20 arts organizations – and link it to a restored Shubert Theater by means of a new structure designed to provide support and service to both buildings. The three-building complex will echo the European model of housing rehearsal and presentation facilities under one roof.

Beyond excellence: A world class, regional resource

In a 1998 interview, Brent Assink, then president of the Saint Paul Chamber Orchestra, observed that “the absence of a strong dance community, and an appropriate venue for local and national dance companies in which to perform, is the one thing that keeps the Twin Cities from being a world class cultural center.”

The Hennepin Center for the Arts has stood for 24 years as a restored beacon and as a research and development center for dance and other performing arts. It is time to complete the original investment in its renewed lease on life, and to link it with a first-class theatrical home.

The Shubert Theater has stood vacant in downtown Minneapolis for 20 years. It is time to complete the investment in its renewed lease on life, and to restore it to functioning health for a second century of service to our people.

Although underserved in terms of capital investment for 40 years, Twin Cities dance artists and organizations have excelled and been acknowledged as among the best that America has to offer. For example, Danny Buraczeski and his JAZZDANCE company have been lauded as the leading exponents of American jazz dancing. The “Nutcracker Fantasy” production of Minnesota Dance Theatre has been described as one of America’s “10 best.” Most recently, the New York Times cited James Sewell as “one of American ballet’s best choreographers.” Other examples abound.

It is time to provide the investment needed for dance, dancers, and audiences to move beyond excellence and to flourish.

Delivering good value, addressing disparities

The Shubert will allow its users both to raise ticket prices and reduce them, thereby delivering good value and broadening access.

Dance companies operate in a market economy where price is the trigger for determining value. The Shubert's configuration will permit us to make use of 500-, 700- and 1,000-seats as needed, and to "scale the house" such that ticket prices can be raised for the best seats and lowered for marginal locations. Scaling is not possible in most of the venues where all of us now perform throughout the metropolitan area.

The inability to scale denies access to those with moderate and low incomes, and also denies access to those with greater means: top ticket prices that are held down in an attempt to serve all income groups carry a negative message about the value of a given performance in relation to other entertainments.

Maximizing economic health

National myths about rugged individualism notwithstanding, America's social and economic development has always been communitarian: individuals coming together in order to share talents and treasure for the greater, common good and, in so doing, to provide opportunity for individual advancement.

In the 1998 needs and use assessment prepared for the Shubert, Ivan Sygoda, longtime director of New York's Pentacle Dance Works, Inc., observed: "The capacity for dance companies to provide the kinds of support that professionals in other fields wouldn't dream of going without hasn't been addressed in America."

Charles Helm, director, Wexner Center for the Arts, Columbus, Ohio, detailed the types of support required:

Anchor companies need a home that can provide the level of technical production in a good location that can match their ambitions. Associated rehearsal studios are also necessary to consider so that the venue can serve as a center for dance making as well as presentation.... A first rate facility such as the Shubert might serve as a catalyst in attracting more companies that could further bolster Minneapolis' presence nationally and internationally as a magnet for the field.

Minneapolis City Council
August 18, 2003 – Page Three

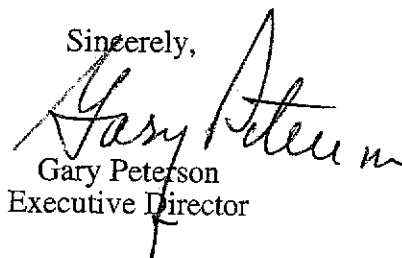
A premier showcase

I am pleased to inform you that James Sewell Ballet will be performing at the Joyce Theater in New York City next January. The Joyce is New York's premier showcase for visiting American dance companies, and we are proud and excited to be on its 2003-04 schedule. The only thing that would make us happier would be to have a venue like the Joyce for the performances we give in our home city of Minneapolis. The Minnesota Shubert Center can be that venue, and you can make it happen.

I would be happy to come by and visit with you individually or collectively about the goodness of the city's bonding participation in this exciting endeavor.

With best wishes.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Peterson".

Gary Peterson
Executive Director

A CENTER FOR THE



August 1, 2003

Minneapolis City Council
City Hall
350 South Fifth Street
Minneapolis, MN 55415

Dear Minneapolis City Council Members;

I am writing in support of The Minnesota Shubert Theater Project. As the executive director of A Center for the Arts, a smaller performing arts center in a renovated theater in downtown Fergus Falls, I know the importance of such a venue and its programs. While Hennepin Avenue already boasts several theaters, The Shubert will be yet a different kind of space. With its close proximity and connection to Hennepin Center for the Arts we in greater Minnesota are especially excited about the educational and outreach exchanges and possibilities.

We are currently working with Artspace and The Minnesota Shubert on a statewide project that will enhance our arts programs here in Fergus Falls and other communities like ours. With access to interactive telecommunications, web casting and other internet capabilities, we look forward to participating in arts programs both long distance and on a more immediate basis. While we do not expect any of the distance programs to replace the one on one teaching and performance opportunities we already provide in our own community, we do anticipate more interaction with more artists, more often.

Some of the possibilities include, but are not limited to, master classes with groups like The Saint Paul Chamber Orchestra. Imagine the expense to bring them to Fergus Falls to work with our High School Orchestra. But, if we could do something interactively with telecommunications our students could play for the orchestra and get immediate feedback from their orchestra room right here in Fergus Falls. We also envision opportunities to tune in to a live orchestra performance from The Shubert Theater when students aren't able to travel to the metro area.

In a one time test run last year some of our dance students were able to take a dance class, long distance, with one of the dancer/teachers from James Sewell Ballet. During this one hour session we learned a lot not only about dance, but about camera focusing and distance learning. The students were enthusiastic about the opportunity and want to try more. Four months later, the entire company of James Sewell Ballet visited Fergus Falls and the students were able to work with Matthew again, one on one. One of the students has now graduated from high school and has auditioned and been accepted to The University of Minnesota's Dance Program. All of the above opportunities added to her decision to attend.

The Minnesota Shubert
Page Two

The possibilities and opportunities are quite extensive and every week we think of something new. Our local school of dance is particularly interested in having choreographers such as James Sewell, choreograph a piece specifically for their Fergus Falls dancers. Then, after initial instruction a lot of work can be done by checking in interactively. We also dream of a day that some of these dancers might join dancers such as James Sewell on stage at The Minnesota Shubert.

This is an opportunity for us to make even greater strides in connecting the arts community across our state. There are other opportunities for exchanges. For folk arts programs from across our state could be shared with students and community members in the Twin Cities. The Anishinaabe dancers and drummers could perform from their center in Detroit Lakes and students in Minneapolis could participate.

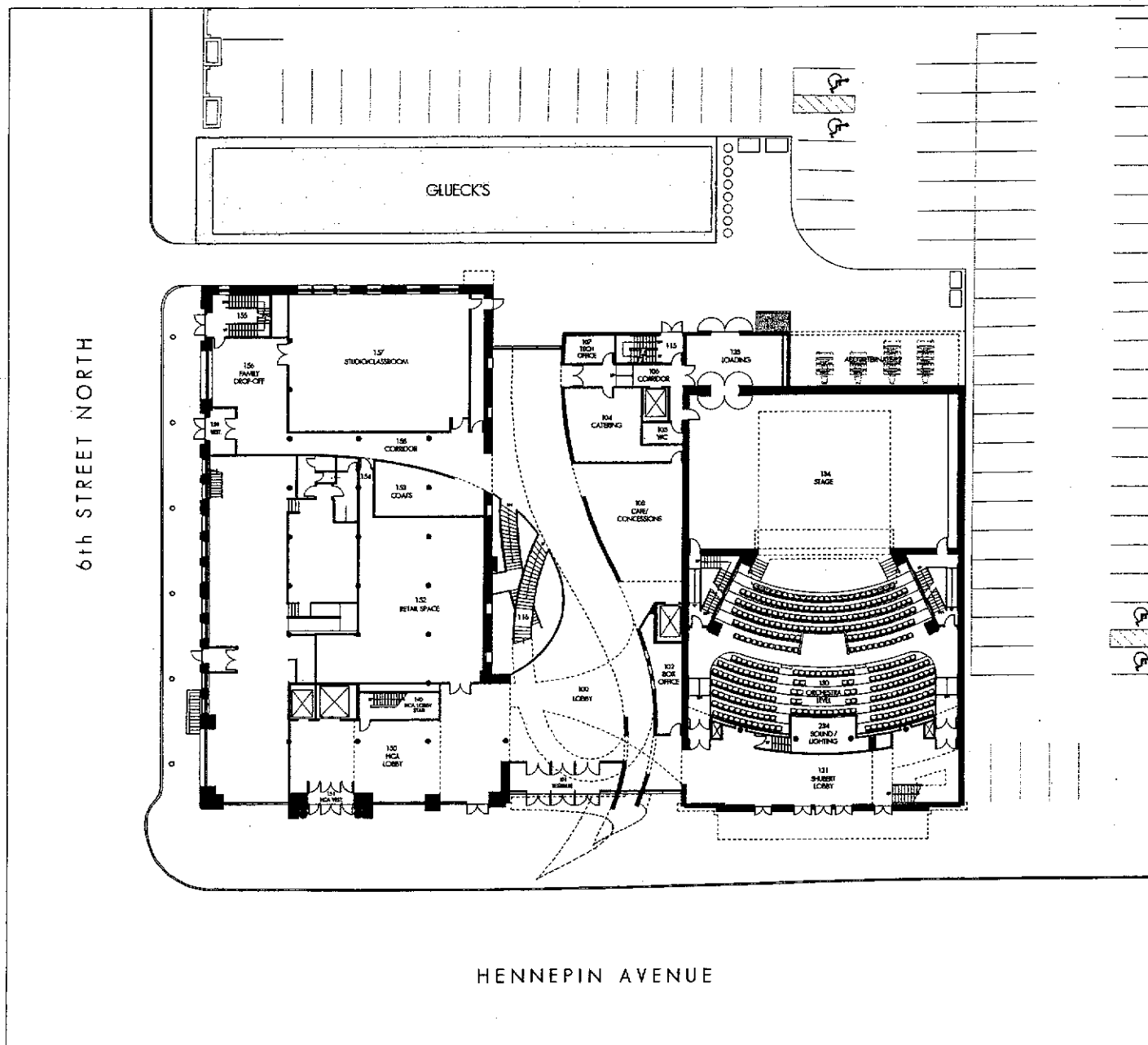
The Minnesota Shubert will serve not only as a new physical presence and performance space, but as a resource for more opportunities across the state than we have even begun to imagine. We look forward to that day. In the meantime, we are fortunate to be working with The Minnesota Shubert and Artspace Projects on a one year project endorsed and funded by The Department of Education. In the next year we will be working diligently to start to make these connections across the state, working with dancers and musicians and other artists in the Twin Cities and greater Minnesota. These collaborative efforts will begin to form partnerships and opportunities for students and teachers across the state in 2003 and 2004 to be continued in the years ahead.

In encourage you to endorse this project in every way! It will not only enhance the arts in Minneapolis and add one more incredible theater to Hennepin Avenue, it will be another opportunity for all of us to communicate with each other and provide more opportunities to experience and explore the arts.

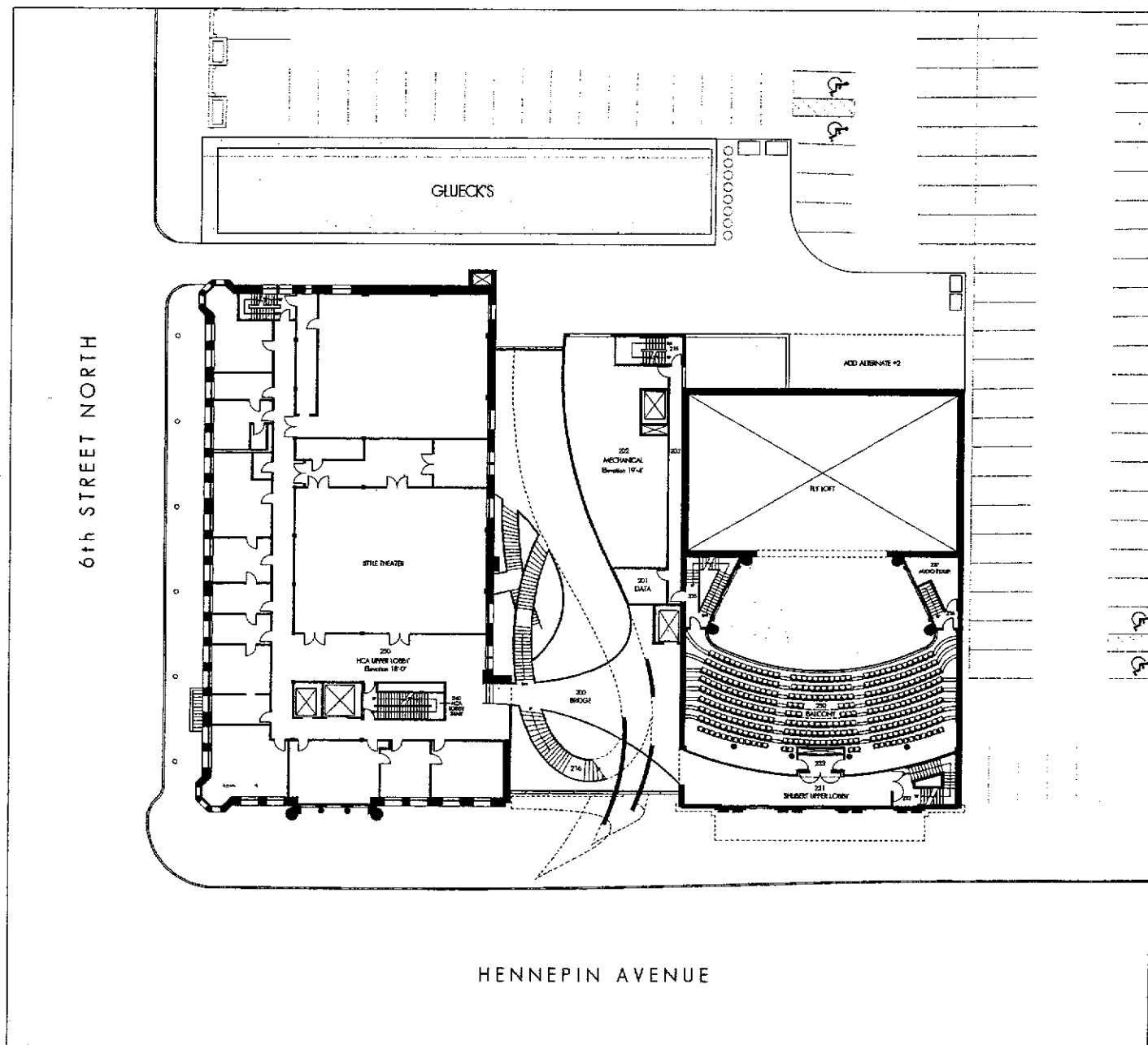
Sincerely,

A handwritten signature in black ink, appearing to read 'Rebecca Petersen', with a long horizontal flourish extending to the right.

Rebecca Lynn Petersen
Executive Director

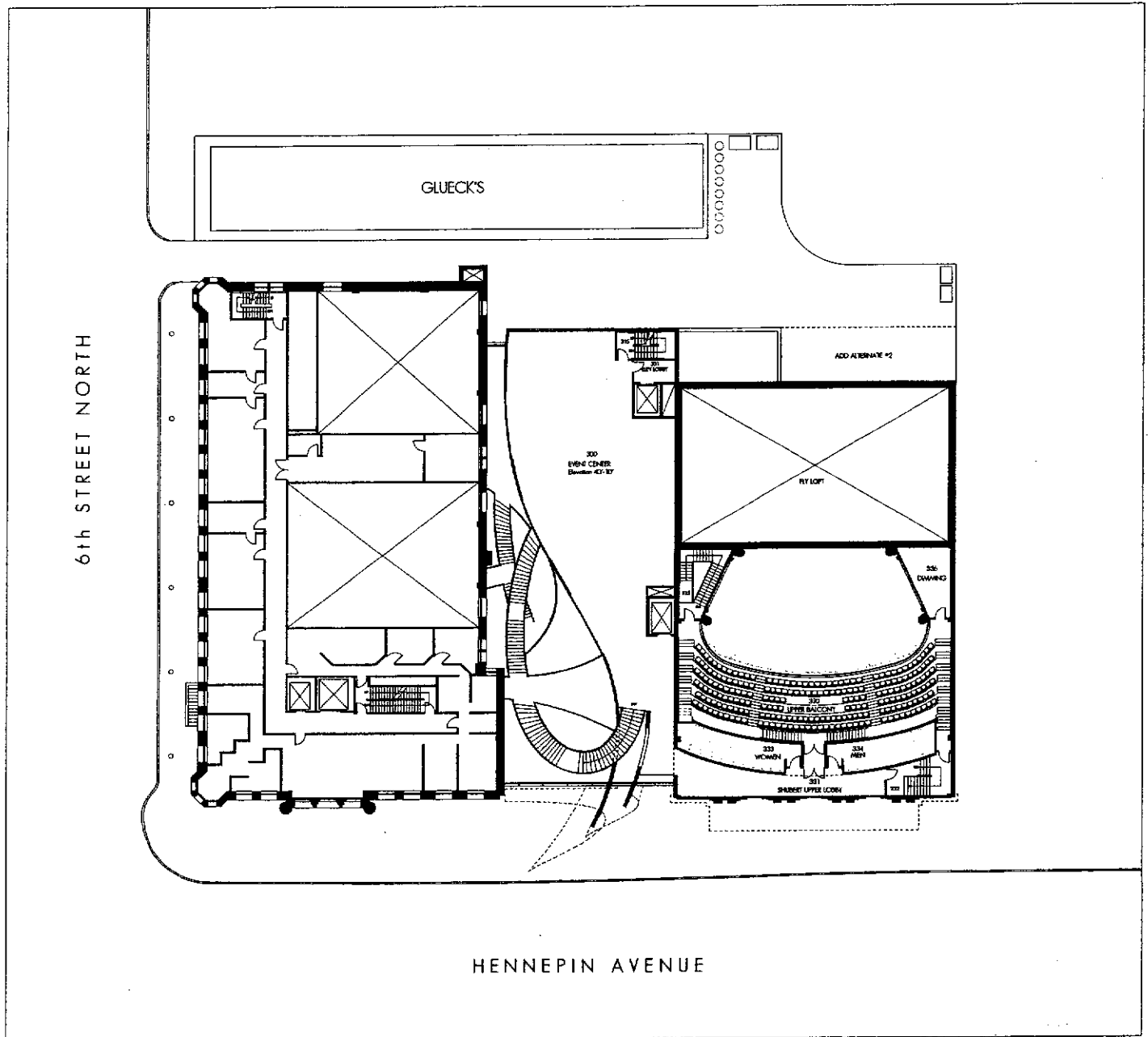


FIRST FLOOR PLAN

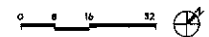


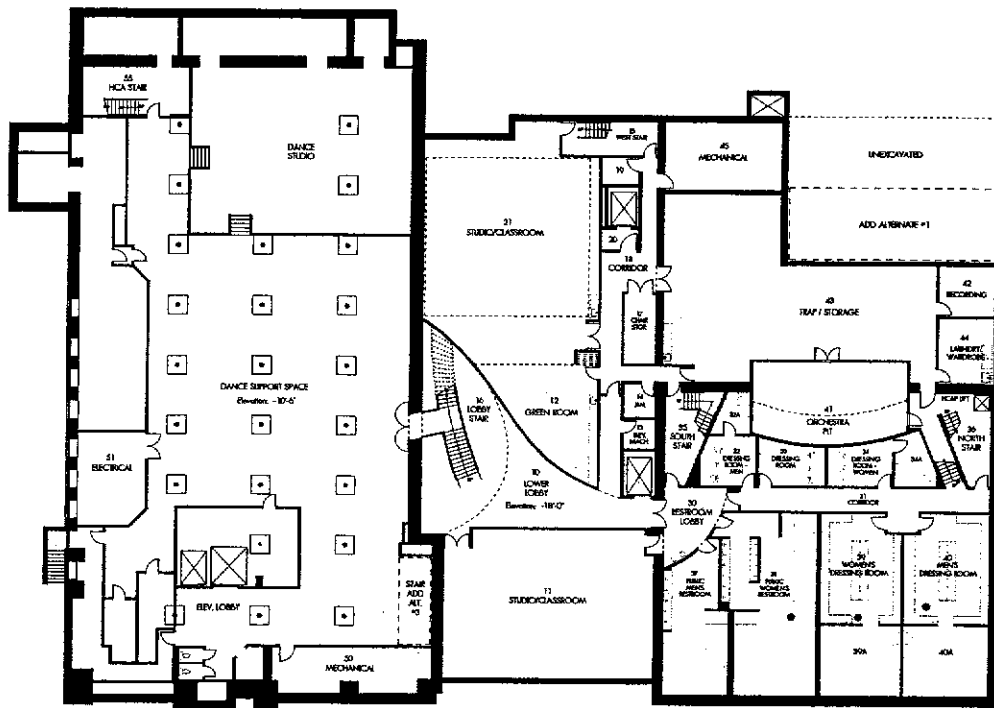
SECOND FLOOR PLAN





THIRD FLOOR PLAN





LOWER LEVEL PLAN

